

27-24
2094WARRANTY DEED

004481

VICTOR W. DAVIS and LINDA A. DAVIS of Waterville, County of Kennebec and State of Maine for consideration paid, grant to RUSSELL G. FLETCHER and DEBORA R. FLETCHER of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land on the east side of the Sidney Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, and being Lot #6, on plan of Portion of Field of Robert M. Jackson, dated January 14, 1953, and made by Harry E. Green, which plan is recorded in Plan Book 17, Page 140, of the Kennebec County Registry of Deeds, to which plan reference is hereby made. This conveyance is made upon express covenants, restrictions and conditions as follows:

TRANSFER
TAX
PAID

1. No building or part thereof shall be erected or allowed to stand upon said lot within twenty-five (25) feet of the Sidney Road, nor within ten (10) feet of the said boundaries.
2. No building shall be erected costing less than seven thousand dollars (\$7,000.00).
3. No house shall be used or adapted for more than two families.
4. No animals shall be kept upon the premises other than domestic pets.
5. This lot is restricted to building for residential purposes and is entitled to the benefits of the Waterville Zoning Ordinance.

In addition the grantees hereby agree to pay one-ninth (1/9) share of the annual revenue which has been guaranteed to the Kennebec Water District for water service to this lot in accordance with the terms of the agreement between the Kennebec Water District and Robert M. Jackson.

Being the same premises conveyed to Victor W. Davis and Linda A. Davis by warranty deed from Joyce M. Harmon, dated April 16, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3135, Page 103.

WITNESS my hand and seal this 7th day of February, 1994.

X Helen M. Darnie
WITNESS

X Victor W. Davis
VICTOR W. DAVIS

27-24

THE STATE OF TEXAS
_____, ss.

February 7, 1994

Then personally appeared the above named VICTOR W. DAVIS and
acknowledged the foregoing instrument to be his free act and deed.

Before me, X *Booth A. Hayes*
Notary Public

WITNESS my hand and seal this 14th day of February, 1994

X *F* - *RB* -
WITNESSX *Linda A. Davis*
LINDA A. DAVISTHE STATE OF MAINE
Kennebec, ss.

February 14, 1994

Then personally appeared the above named LINDA A. DAVIS and
acknowledged the foregoing instrument to be her free act and deed.

Before me, X *F* - *RB* -
Notary Public

93J02-FLETCHER

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000

RECEIVED KENNEBEC SS.

94 FEB 15 AM 9:20

ATTEST: *Linda R. Butler*
REGISTER OF DEEDS